

**Fortunes Ridge HOA- Homeplace III
Regular Board Meeting
September 10, 2009**

Meeting called to order at 6:35PM by President Martha Brown

- Board members present: Linda Bowles, Peggy Oden, Larry Jaeger, Lynda Pletcher, Martha Brown, Quinn Byars, Ann Colosia, Bob Jordan, Phil Kraysler
- David Robbins- Grandchester Meadows Property Management

Call to Order

- Minutes were approved.

Financial Reports

Delinquencies

David Robbins reported that one homeowner is \$1,740 in arrears and he will send a letter stating that they must pay half the amount due and then set up a new payment plan. David reiterated that dues are late after the end of the month. This can't be changed since the dues date is stated in the covenant.

Income and Expense

Old Business

- **Status of Shamrock Contract**

David gave Joe of Shamrock Painting notice two weeks ago. Joe contacted David and said the single story stain is at Benjamin Moore. David now has it in his storage facility. David will send a final letter that the 2-story building stain needs to be replaced. We got the equivalent of \$4,800 in stain and paint from Joe. David will prepare a spread sheet with the amounts for the Board.

Motion: Bob Jordan moved that when David has the figures of what Shamrock owes, he will email them to the Board. The Board will vote online whether to move to bankruptcy or not.

- **Repair and painting – next steps**

J&B will pick up Joe's contract for the painting since they are doing the repairs.

David said they can use composite board instead of the cedar and it is cheaper and lasts longer, about 40 years. A punch list will be prepared and presented to J&B to fix.

David will get screen brackets to replace those broken during the painting process.

David will order magnets with the Grandchester Meadows information for our residents. They will be sent with the new coupon books for 2010.

\$50,000 left to complete repair and painting.

- **Property sales**

Property sales seem to be good. Ratio of rentals is _____.

- **Landscaping Proposals**

Landscaping proposal for the front entrance includes digging up the shrubbery and replanting between the brick sign and the trees. Since the school bus drives through the bed it was suggested that rock be placed there to keep the soil in place.

There is still a drainage problem with standing water behind 72 units.

Motion: Phil Kraysler moved that to help maintain the value of the property we need to go ahead with the suggested front landscaping. Motion seconded by Bob Jordan.

- **ARB Request**

The ARB request for 82A to add a railing was approved with the stipulation that the railing match the other units.

- **Friendly Door Hanger status**

Kalyn and Lynda Pletcher will develop the door hangers to include the 10 items to remind residents of guidelines to happy living in Homeplace III on one side and the Grandchester Meadows Property Management information on the other side.

- **Other**

Do we want to assign Visitor spaces to residents and they will pay extra to have these designated spaces? Discussion will continue.

Occupancy: How many occupants can be in a property? The law says one per bedroom. Bob and Phil will investigate this.

New Business

- **Proposal for 2010-11 budget**

David will provide the October financials and we will vote on the budget at the November 5, board meeting.

Other New Business

- Can we take out the expense for the front entrance light expenses
- Phil asked if we could put plants on the back of the 63 units?

- **Violations and fines**

- **Web and newsletter**

Lynda Pletcher would like information for the newsletter.

- **Mailbox re-stain**

Ann Colosia explained to the board that some of the mail boxes that get direct sun need to be re-stained. David will talk with Dan Waanders about this.

The meeting was adjourned at 8:10PM.

The next regular meeting will be Thursday, November 5, 2009 at 6:30PM in Suite J, Woodcroft Professional Building.

Meeting was adjourned at 8:30 PM

Next regular meeting will be Thursday, November 12, 2009 at 6:30 PM, in Suite J, Woodcroft Professional Building.